

Regular Council Meeting
October 10, 2006

Mayor Marse called to order the regular scheduled meeting of October 10, 2006 at 7:00 pm.

Members Present: Mayor J.M. Marse, Council members Jean Arrant, Mike Helton, Ray Jackson, Earl King and Charlie Simmons were present. Also present: City Attorney Clayton Adkinson, City Planner Latilda Henninger and City Clerk Robin Haynes.

Councilman Helton gave the invocation and the Pledge of Allegiance was recited.

Councilwoman Arrant motioned to accept the minutes of the regular council meetings on September 12, 2006 and September 28, 2006 and the special council meetings on September 26, 2006 and October 3, 2006, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Ms. Henninger presented the following planning items:

Requested approval for phase I of Palm Shadow Townhomes – a 294 multifamily town home unit located on parcel #'s 10-1S-19-23000-007-0000 & 10-1S-19-23000-007-0020. The Freeport Planning Board had approved the project subject to the following conditions: 1) AVO's concession to accommodate the Browns on their original north property line location, 2) the issue of the alleged easement on the north project boundary being reconciled, 3) a fence being erected on the north boundary line of the project, 4) GIS final approval of road names and 5) final engineering approval. Discussion ensued regarding the north property access and the easement issues. Attorney Adkinson advised council that the easement issue was a legal matter and not one to be resolved by council. He also recommended that all future developments complete all engineering issues prior to being submitted to the planning board. Councilman Jackson motioned to approve the proposed development subject to the above mentioned conditions requested by the Planning Board being resolved with the exception of the north boundary line easement issue prior to the development order being issued, Councilman King seconded. There was no additional public or council discussion, the motion carried 5-0.

Requested approval for the Courtyard at Freeport Townhomes – 98 town home units on 7.25 acres located on parcel #03-1S-19-23000-010-0000. The Freeport Planning Board had approved the project subject to the following conditions: 1) Installation of a 6-foot wood stockade fence on the south property boundary, 2) Installation of a left turn lane on US 331, 3) Installation of a 6-foot wood stockade fence on the north property boundary, 4) additional landscaping details, 5) GIS final approval of road names, 6) submittal of state permit applications and 7) final City Engineer approval. Councilman Simmons motioned to approve the proposed development subject to the above mentioned conditions requested by the Planning Board being resolved prior to the development order being issued, Councilman King seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval for Bobcat Townhomes – 9 townhomes on .62 acres located on parcel #'s 15-1S-19-23040-021-001A and 15-1S-19-23040-021-0010. The Freeport Planning Board had approved the project subject to the following conditions: 1) removing drainage area from playground, 2) individually fencing drainage areas and playground areas and 3) final City Engineer approval. Councilman Jackson motioned to approve the proposed project subject to the above mentioned conditions requested by the Planning Board being resolved prior to the development order being issued, Councilman Helton seconded. There was no public or council discussion, the motion carried 5-0.

Requested approval for Cross Creek Estates Phase I – 140 single-family lots located on parcel #03-1S-19-23000-001-0000. The Freeport Planning Board had approved the project subject to the following conditions: 1) final GIS approval of road names, 2) final City Engineer approval and 3) immediate placement of a fence on the north boundary of Bourbon Street. Councilman King motioned to approve the proposed

project subject to the above mentioned conditions requested by the Planning Board being resolved prior to the development order being issued, Councilman Simmons seconded. There was no public or council discussion, the motion carried 4-0. Councilwoman Arrant recused herself from voting due to her property being adjacent to the proposed project.

Requested approval for Cog Hill Townhomes – 12 town homes on .8437 acres located on parcel #15-1S-19-23040-023-0070. The Freeport Planning Board had approved the project subject to road name approval from Walton County GIS/IR Department. Councilwoman Arrant motioned to approve the proposed project subject to road name approval by Walton County, Councilman Jackson seconded. There was no public or council discussion, the motion carried 5-0.

Presented a request by the developer of Cross Creek Estates (formerly Freeport Residential) to amend the existing Developer's Agreement to decrease the minimum allowed lot size in Phase III from ¼ acre to approximately 50' x 100'. This would increase the number of lots in Phase III from 135 to 270 and would increase the total number of lots in the project from 450 to 585. Council took no action on this request.

Requested a joint workshop between the Freeport City Council and the Freeport Planning Board for November 15, 2006 at 7:00 pm. Council agreed to set the workshop at the requested time.

Reminded members of the 331 Summit set for November 16, 2006 at 10:00 am at the Sandestin Hilton.

Attorney Adkinson presented a bond anticipation note resolution for the construction of City Hall. Councilman King motioned to accept the proposed resolution, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0.

Mr. Tonny Peters updated the council on the following items:

- Florida DEP grant – bid opening for the master lift station is set for October 17, 2006.
- Requested a sewer workshop to be set the first week of November – Council agreed to set workshop for November 2, 2006 at 7:00 pm.

New business:

Clerk Haynes presented a request by Girl Scout Troop #335 to waive the fees for use of the Old Post Office on Wednesday evenings, twice a month. Councilman Jackson motioned to waive the fees for the Girl Scouts, Councilman Simmons seconded. There was no public or council discussion, the motion carried 5-0.

Council agreed to set Halloween observance on Tuesday, October 31.

Councilman Helton motioned to pay all bills in order, Councilman Simmons seconded. There was no public or council discussion. The motion carried 5-0.

Mayor Marse had a proposal by an employee to purchase the North Bay surplus property. Council agreed to table the request until the employee could verify with Walton County that he could use that property for a homesite.

With no other business, Councilman Helton motioned to adjourn at 8:35 p.m.

ATTEST:

APPROVED:

J.M. Marse, Mayor

Robin Haynes, City Clerk

Earl King, President of Council